

Grantee: Nevada

Grant: B-08-DN-32-0001

July 1, 2021 thru September 30, 2021 Performance

Grant Number: B-08-DN-32-0001	Obligation Date:	Award Date:
Grantee Name: Nevada	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$24,287,240.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$24,287,240.00	Estimated PI/RL Funds: \$10,000,000.00	
Total Budget: \$34,287,240.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The State of Nevada selected five counties as having the greatest need. Those were Clark County, Washoe County, Nye County, Douglas County and Lyon County. Within Clark County there are three jurisdictions administering their own programs. Those being the City of Henderson, City of Las Vegas and Clark County. The State has set up each activity in DRGR which shows the greatest need broken down by zip code. The State developed its coding system in the following manner. CL and NLV are Clark County activities, LV are activities in the City of Las Vegas, HE are activities in the City of Henderson, WA are activities in Washoe County, LY are activities in Lyon County, DO are activities in Douglas County, NY are activities in Nye County and NH are the activities Nevada Housing Division is administering.

Distribution and and Uses of Funds:

The States distribution of funds is as follows:

Administration: \$388,306.86

Clark County: \$10,277,241

Las Vegas: \$5632,713.61

Henderson: \$850,250.74

Washoe County: \$4,650,801

Nye County: \$710,714

Lyon County: \$1,059,424

Douglas County: \$288,522

Nevada Housing Division: \$192,894.61

The allocations listed above will change and will be reflected in each of the budgeted activities. Budget and activity amounts will change due to the receipt of program income which will be used for future NSP eligible activities. The changes will be reflected in corresponding budgets and activities.

Definitions and Descriptions:

Blighted - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

Affordable Rents - follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Affordable rents for units designated for households with incomes below 50% of AMI will be no more than 30% of 50% of AMI (Low-HOME rents), adjusted for unit size. Such rents may be increased annually after HUD updates fair market rents and median incomes.

Continued affordability - will be in accordance with the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f) for rental properties and 24CFR 92.254 for homeownership housing.

Housing Rehabilitation Standards - require that all buildings assisted with NSP funds be brought to local code, that required building permits be obtained and that appropriate inspections be performed.

Low-Income Targeting - Individuals and families that have incomes at or below 50% of median income.

Low Income Targeting:

Each jurisdiction is required to spend at least 25% of its NSP allocation and program income received on families at or below 50% of median income. The jurisdictions have surpassed the 25% of funds committed to activities that will house families at or below 50% of median income. Each activity above describes the income of the families they will be serving.



Acquisition and Relocation:

Jurisdictions have a policy not to purchase homes that have tenants. If by chance one was purchased with a tenant, all Uniform Relocation Act regulations will be adhered to and the tenants would be protected.

Public Comment:

The State published a Notice for Public Comments on the Plan in all major newspapers in the State along with the smaller local newspapers of the Counties that the NSP program would be administered. The State also published all public notices on Nevada Housing Division's website. No Public Comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$32,671,258.71
Total Budget	\$0.00	\$32,671,258.71
Total Obligated	\$439,144.12	\$32,403,138.89
Total Funds Drawdown	\$8,675.91	\$31,313,259.13
Program Funds Drawdown	\$0.00	\$22,635,609.58
Program Income Drawdown	\$8,675.91	\$8,677,649.55
Program Income Received	\$686,954.77	\$10,600,803.07
Total Funds Expended	\$0.00	\$29,511,935.64
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
CITY OF HENDERSON	\$ 0.00	\$ 980,650.66
CITY OF LAS VEGAS	\$ 0.00	\$ 9,884,269.08
CITY OF RENO2	\$ 0.00	\$ 5,682,131.96
CLARK COUNTY-COMMUNITY RESOURCES MANAGEMENT	\$ 0.00	\$ 10,420,821.34
LYON COUNTY	\$ 0.00	\$ 1,109,932.38
NEVADA HOUSING DIVISION	\$ 0.00	\$ 189,093.48
RURAL NEVADA DEVELOPMENT CORPORATION	\$ 0.00	\$ 1,245,036.74

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$33,895,543.25	\$.00	\$.00
Limit on Public Services	\$3,643,086.00	\$.00	\$.00
Limit on Admin/Planning	\$2,428,724.00	\$388,306.86	\$338,168.37
Limit on Admin	\$.00	\$388,306.86	\$338,168.37
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$8,571,810.00		\$13,007,820.61

Overall Progress Narrative:

No activity this period.



Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NV-0001-AD, ADMINISTRATION	\$0.00	\$388,306.86	\$190,731.37
NV-0002-CL, CLARK COUNTY	\$0.00	\$14,097,061.65	\$9,018,680.77
NV-0003-LV, CITY OF LAS VEGAS	\$0.00	\$10,323,480.50	\$5,632,408.52
NV-0004-HE, CITY OF HENDERSON	\$0.00	\$1,070,957.66	\$842,186.82
NV-0005-WA, WASHOE COUNTY COUNTIES	\$0.00	\$5,595,745.50	\$4,650,801.11
NV-0006-NY, NYE COUNTY PROJECTS	\$0.00	\$958,770.29	\$802,855.51
NV-0007-LY, LYON COUNTY	\$0.00	\$1,082,673.38	\$1,059,423.84
NV-0008-DO, DOUGLAS COUNTY PROJECTS	\$0.00	\$288,521.64	\$288,521.64
NV-0009-NH, NHD Project	\$0.00	\$150,000.00	\$150,000.00

Activities

Project # / NV-0003-LV / CITY OF LAS VEGAS



Grantee Activity Number: NV-0003-LV1

Activity Title: Homebuyer Assistance-HAP2

Activity Type:
Rehabilitation/reconstruction of other non-residential

Project Number:
NV-0003-LV

Projected Start Date:
03/11/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
CITY OF LAS VEGAS

Projected End Date:
03/31/2014

Completed Activity Actual End Date:

Responsible Organization:
CITY OF LAS VEGAS

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$7,003,609.98
Total Budget	\$0.00	\$7,003,609.98
Total Obligated	\$148,119.62	\$7,003,609.98
Total Funds Drawdown	\$111.39	\$6,855,601.75
Program Funds Drawdown	\$0.00	\$4,046,261.34
Program Income Drawdown	\$111.39	\$2,809,340.41
Program Income Received	\$0.00	\$5,046,259.59
Total Funds Expended	\$0.00	\$6,855,490.36
CITY OF LAS VEGAS	\$0.00	\$6,855,490.36
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Homebuyer Assistance First Look Program (HAP2) will make city purchased abandoned or foreclosed homes available for direct sale to low-, moderate-, and middle-income persons to reverse the trend towards disinvestment and deterioration of properties and property values within targeted neighborhoods. The City will rehabilitate the homes and then sell them to eligible households. Eligible households will receive up to \$50,000 for mortgage buy downs and/or down payment assistance and/or closing costs. It is anticipated that, on average, each household will require \$30,000 in assistance.

Income qualified households will attain homeownership through fixed rate mortgages at an affordable monthly payment. The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price with FHA financing rules if the home purchased is to be financed through FHA. This program will serve households up to 120% of AMI and is not designed to serve households with incomes below 50% AMI.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	42/30
# of Singlefamily Units	0	42/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	17/15	42/30	42.86
# Owner	0	0	0	1/0	17/15	42/30	42.86

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: NV-0003-LV3

Activity Title: Scattered Site Housing for Low-Income below 50%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0003-LV

Projected Start Date:

03/11/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

CITY OF LAS VEGAS

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

CITY OF LAS VEGAS

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$3,319,565.43
Total Budget	\$0.00	\$3,319,565.43
Total Obligated	\$291,024.50	\$3,319,565.43
Total Funds Drawdown	\$8,564.52	\$3,037,038.15
Program Funds Drawdown	\$0.00	\$1,586,147.18
Program Income Drawdown	\$8,564.52	\$1,450,890.97
Program Income Received	\$656,954.77	\$947,979.27
Total Funds Expended	\$0.00	\$3,028,473.63
CITY OF LAS VEGAS	\$0.00	\$3,028,473.63
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The City of Las Vegas will acquire and, if necessary, rehabilitate homes for use as affordable rental properties. The City has partnered with Affordable Housing, Inc which is a subsidiary of the Southern Nevada Regional Housing Authority to manage the units. Units will be made available to households earning at or below 50% of area median income including persons who have completed case management and progressed toward self sufficiency.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	3/0



# of Properties	0	16/8
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/8
# of Singlefamily Units	0	16/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	16/8	0/0	16/8	100.00
# Renter	0	0	0	16/8	0/0	16/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / NV-0007-LY / LYON COUNTY



Grantee Activity Number: NV-0007-LY1

Activity Title: Homeowner Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0007-LY

Projected Start Date:

03/11/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

LYON COUNTY

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

LYON COUNTY

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,082,673.38
Total Budget	\$0.00	\$1,082,673.38
Total Obligated	\$0.00	\$1,082,672.38
Total Funds Drawdown	\$0.00	\$1,082,672.38
Program Funds Drawdown	\$0.00	\$1,059,423.84
Program Income Drawdown	\$0.00	\$23,248.54
Program Income Received	\$30,000.00	\$746,775.95
Total Funds Expended	\$0.00	\$1,082,672.38
LYON COUNTY	\$0.00	\$1,082,672.38
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

This program will assist qualified households to purchase homes currently owned by banks as the result of foreclosure through the provision of soft second loans. The neighborhoods identified are areas significantly impacted by the incidence of foreclosures.

Location Description:

This program will target neighborhoods within the Lyon County, with the zip codes of 89403 and 89408 up to and including the City of Fernley and the Dayton area. Funding will be allocated by zip code areas on a percentage of bank owned homes.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	52/40



of Singlefamily Units

0

52/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	18/15	21/15	52/40	75.00
# Owner	0	0	0	18/15	21/15	52/40	75.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

